

Comparable Sales Report

Date: 01/08/26

★ Subject Property

5 Properties Overview



5
Properties



\$87,622
Average Price Per Acre

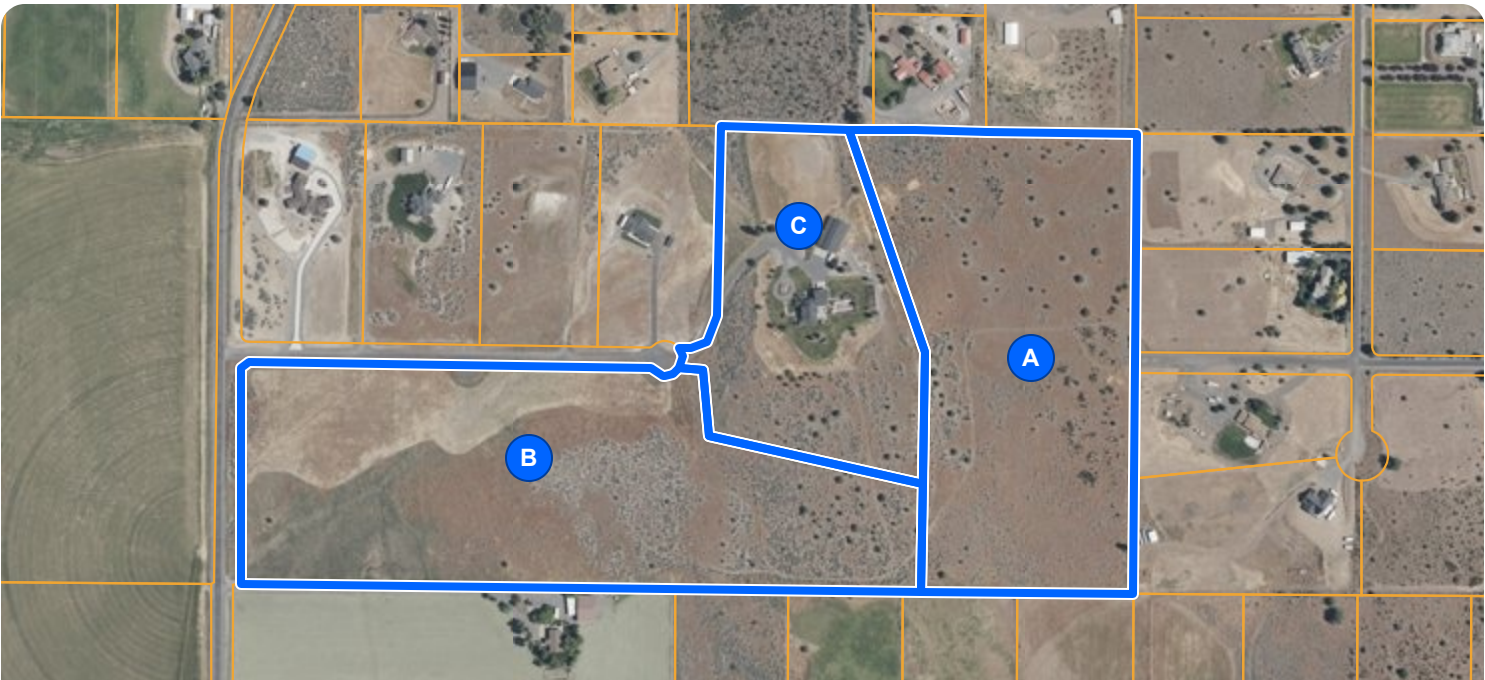


\$37,525
Median Price Per Acre

Property	County	Sale Date	Total Price	Total Acres	Total Parcels	Price Per Acre
A	Klamath	1997-05-15	\$243,750	20.38	1	\$11,960
B	Klamath	N/A	N/A	25.08	1	N/A
C	Klamath	1997-05-15	\$243,750	11.99	1	\$20,329
1	Klamath	2025-10-02	\$1,515,000	5.75	1	\$263,478

2	Klamath	2025-08-19	\$568,000	10.38	1	\$54,721
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Comparable Sales Report • Comp Report - 11849 Herr Ct, Klamath Falls, OR, 97603



★ Subject Properties Summary

3 Subject Properties

6

Beds

6

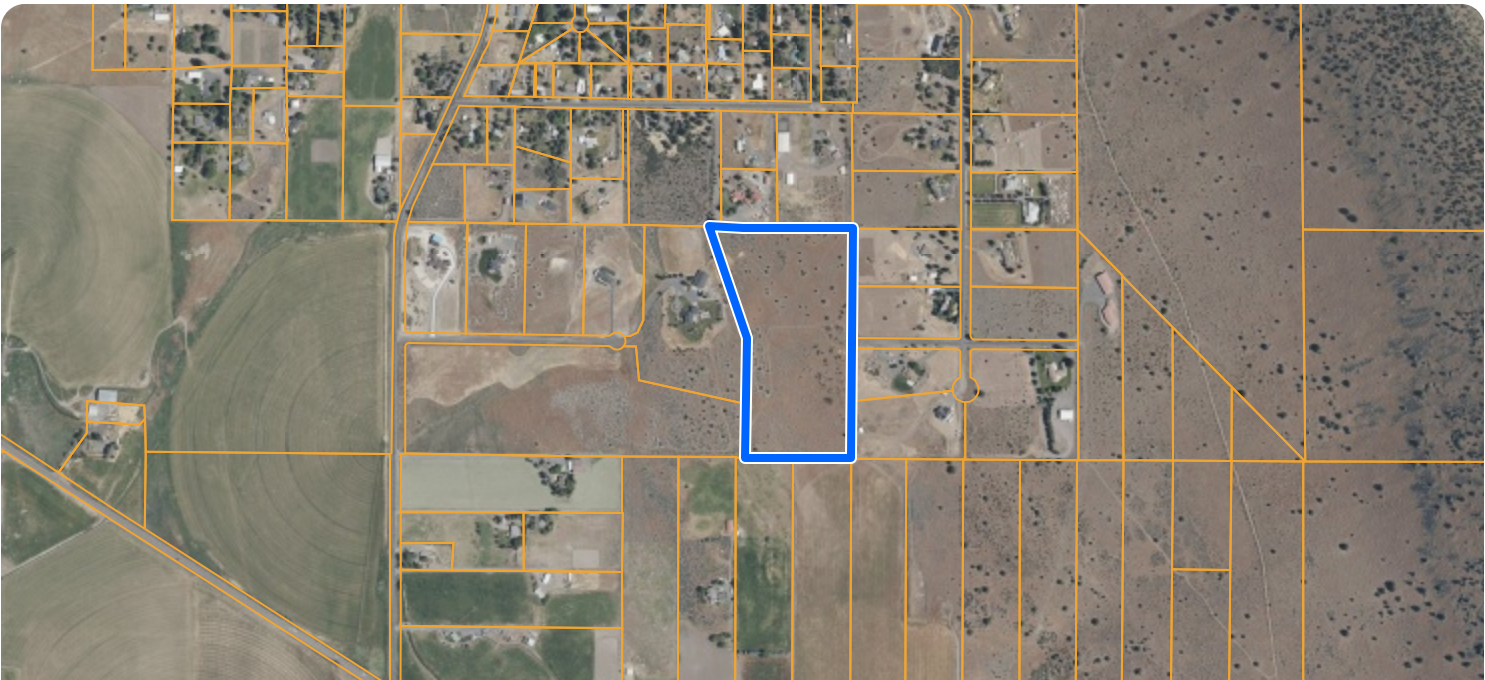
Baths

57.45

Acres

Property	County	Sale Date	Total Price	Total Acres	Total Parcels	Price Per Acre
A	Klamath	1997-05-15	\$243,750	20.38	1	\$11,960
B	Klamath	N/A	N/A	25.08	1	N/A
C	Klamath	1997-05-15	\$243,750	11.99	1	\$20,329

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★ Subject Property (A)

N/A

0

Beds

0

Baths

20.38

Acres

property details

R595840
Parcel ID

42.186450, -121.640550
Location

1997-05-15
Sold Date

N/A
Buildings

N/A
Building sq. ft.

VACANT
Land Use

2024
Tax Year

\$873
Tax Amount

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★ Subject Property (B)

N/A

0
Beds

0
Baths

25.08
Acres

property details

R894891
Parcel ID

42.185650, -121.645950
Location

N/A
Sold Date

N/A
Buildings

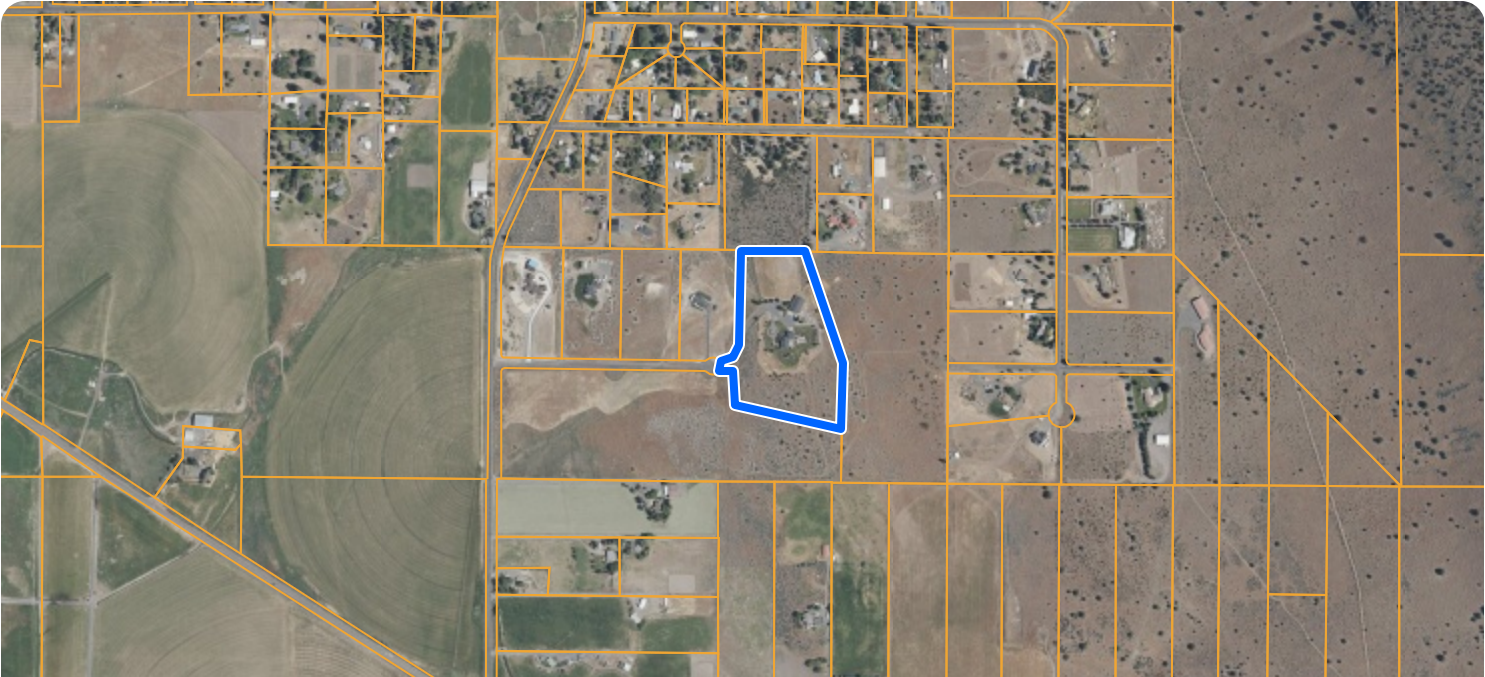
N/A
Building sq. ft.

VACANT
Land Use

2024
Tax Year

\$1,611
Tax Amount

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★ Subject Property (C)

11849 HERR CT

6 6 11.99
Beds Baths Acres

property details

R595831
Parcel ID

42.187500, -121.643050
Location

1997-05-15
Sold Date

1
Buildings

6986
Building sq. ft.

RESIDENTIAL
Land Use

2024
Tax Year

\$11,343
Tax Amount

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Property 1

\$1,515,000

11429 HILL RD, KLAMATH FALLS, OR, 97603

0

Beds

0

Baths

5.75

Acres

property details



R880080

Parcel ID



42.127910, -121.672501

Location



2025-10-02

Sold Date



\$263,478

Price Per Acre



N/A

Buildings



N/A

Building sq. ft.



VACANT

Land Use



2024

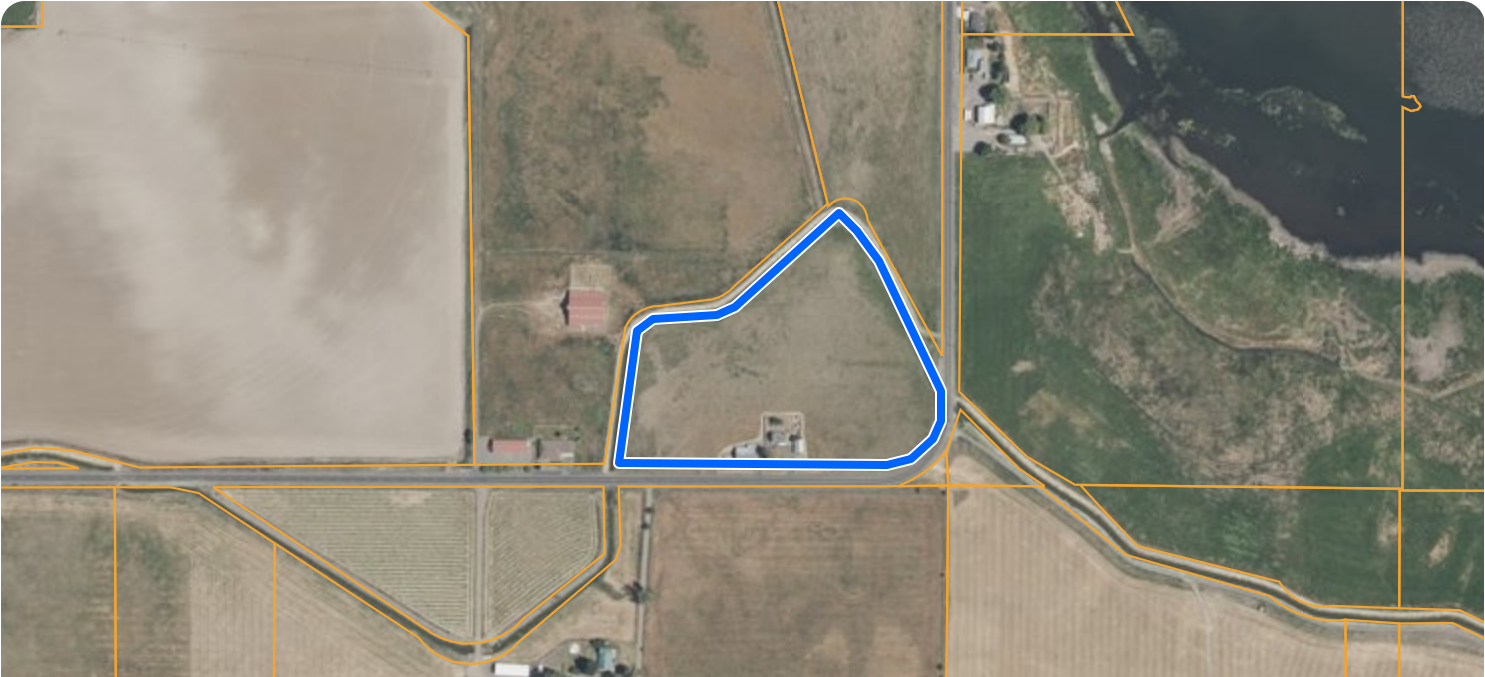
Tax Year



\$199

Tax Amount

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Property 2

\$568,000

9321 HILL RD, KLAMATH FALLS, OR, 97603

3

Beds

2

Baths

10.38

Acres

property details



R601156

Parcel ID



42.141777, -121.646233

Location



2025-08-19

Sold Date



\$54,721

Price Per Acre



1

Buildings



1584

Building sq. ft.



AGRICULTURAL

Land Use



2024

Tax Year



\$1,320

Tax Amount